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Kelham Road, Grimsby



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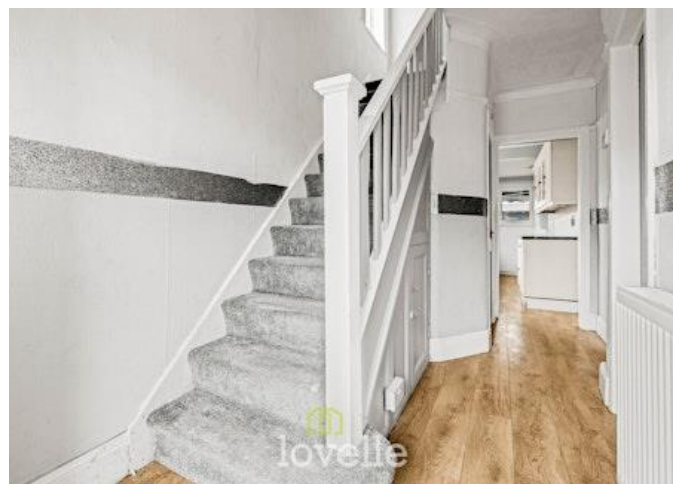
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When it comes to
property it must be


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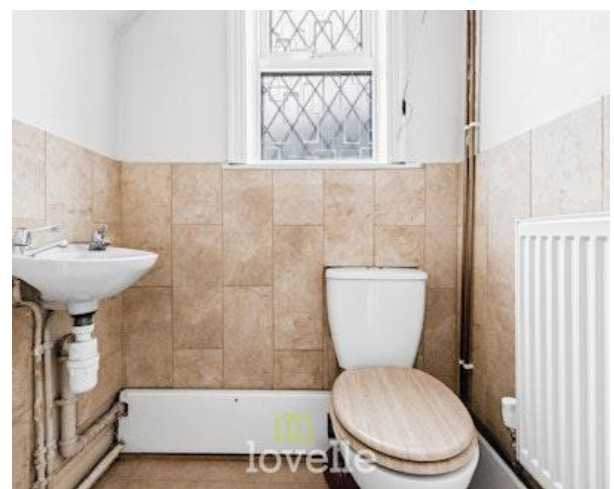
Fixed price £150,000



This well-presented three-bedroom semi-detached house on Kelham Road, offers spacious living areas, a large garden with a versatile garden room, off-street parking, and a prime location near Cleethorpes seafront, amenities, and transport links—available with no onward chain.

Key Features

- Semi-detached house
- Three bedrooms
- Two reception rooms
- Kitchen & Shower room
- Generous size garden
- uPVC DG & GCH
- EPC rating D
- Tenure: Freehold





This three-bedroom semi-detached house is for sale with NO ONWARD CHAIN on Kelham Road, ideally positioned near the sought-after Cleethorpes seafront. The property features two reception rooms, including one with a bay window and another with French doors opening to the garden, offering distinct and functional spaces for living and dining. The fitted kitchen includes both wall and base units, alongside an oven and hob.

The entrance hall includes a cloakroom with wc and sink, while upstairs, the accommodation comprises two double bedrooms—one with built-in wardrobes—and a single bedroom. The bathroom is equipped with a shower, wc, and sink.

Outside, the house benefits from a large, generous garden, a separate garden room ideal for multiple uses, and a driveway for off-street parking. The property is uPVC double glazed and features gas central heating.

Families and first-time buyers will appreciate the proximity to nearby schools and a wide range of local amenities, including shops, cafes, and recreational facilities along the Cleethorpes coastline. For commuters, convenient public transport links are available from Grimsby Town & Cleethorpes railway stations, offering services to Cleethorpes, Manchester, and Doncaster.

The home is offered with no chain, providing a straightforward purchasing process. This location combines practical living with access to local parks, vibrant high streets, and the leisure opportunities of the seafront.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

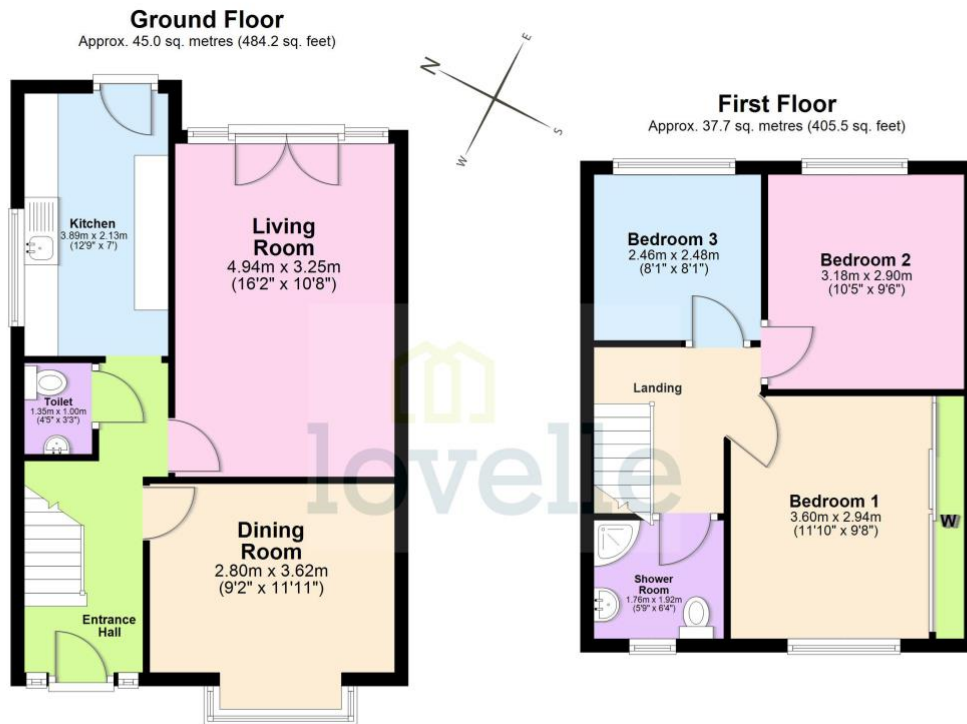
Mobile and broadband

It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

Driveway

Whilst the front garden is utilised as a driveway/off-road parking, we must advise that there is no 'dropped curb' and permission must be granted by the council who will install a dropped curb at a cost to the homeowner at that time. It is advised for prospective purchasers to discuss this with their legal representative.





Total area: approx. 82.7 sq. metres (889.7 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.

Plan produced using PlanUp.

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lovelle

01472 251918

grimsby@lovelle.co.uk